

90-199-1
137

86-147-A
137

SCHLESIER CONST. CO., INC. 80-197-A
E/S Helena Ave., 1501 W Middleborough
Road 15th

MAP: AB
NE II
ELECTION
TUESDAY 15
DATE 1-9-80
THE
WESTON A
BY CK
THROUGH 4/2

5K
Owner
Dr. 100
Attorney

_____day

more County.

07/80
0:00 A.M.

07/80
0:00 A.M.

3/27/80
10:00 A.M.

ADVISORY COMMITTEE




EVALUATION COMMENTS	
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ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Peter Max Zimmerman John W. Hessian, III
Peter Max Zimmerman John W. Hessian, III
Deputy People's Counsel County Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

John W. Hession, III
John W. Hession, III


WILLIAM E. HAMMOND
Zoning Commissioner

Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

MEMBERS

Bureau of
Engineering

Department of
Traffic Engineering

State Roads Commission

Bureau of
Fire Prevention

Health Department

Project Planning

Building Department


Board of Education

Zoning Administration

Industrial
Development

Dear Mr. Schiesser:

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.


NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

Enclosures

LOT NUMBER	OWNER
9 Improved	Al Mil'ner
10 Vacant	Ernest Easman
11 Improved	Ernest Easman
12 Vacant	Ernest Easman
13 Improved	Charles Smith
14 Improved	Norris
15 Vacant	Hershey
16 Improved	Hershey
17 Improved	Holyrold
18 Improved	Deckelman (home)
19 Boat yard	Deckelman
20 Boat yard	Deckelman
21 Boat Yard	Deckelman
22 Boat Yard	Deckelman
23 Boat Yard	Deckelman
24 Boat Yard	Deckelman
25 Boat Yard	Deckelman
26 Improved	Dotterweigh Rental property
27 Improved	Dotterweigh-Rental property
28 Vacant	Dotterweigh
29 Improved	Dotterweigh Rental property
30 Vacant	Dotterweigh
31 Improved	Dotterweigh Rental property
32 Improved	Wanioner
33 Storage(boat yard)	Deckelman
34 Storage(boat yard)	Deckelman



February 11, 1980

Re: Item #137 (1979-1980)
Property Owner: Schlusser Construction Co., Inc.
E/S Helena Ave. 150' N. Middleborough Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit lot widths of 50'
in lieu of the required 55'.
Acres: 0.49 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lots 7 thru 10 of "Plat of Helena, Lot 98 of Middleborough" recorded W.P.C. 8, Folio 28.

Highways:

Helena Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot minimum right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application, or further development of this property.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of April, 1980, that the herein Petition for the Variance(s) to permit lot widths of 50 feet for Lots 7, 8, and 9 in lieu of the required 55 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

Item #137 (1979-1980)
Property Owner: Schiesser Construction Co., Inc.
Page 2
February 11, 1980
Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is an 8-inch public water main and 8-inch public sanitary sewerage in Helena Avenue.

Very truly yours,

Ellsworth N. Dwyer
ELLSWORTH N. DWYER, P.E.
Chief, Bureau of Engineering

END:EAM:PWR:ss

cc: J. Wimbley
J. Somers

I-SE Key Sheet
4 NE 35 Pos. Sheet
NE 1 I Topo
97 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

March 10, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #137, Zoning Advisory Committee Meeting, January 15, 1980, are as follows:

Property Owner: Schiesser Construction Co., Inc.
Location: E/S Helena Avenue 150' N. Middleborough Road
Existing Zoning: D. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.49
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

February 20, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

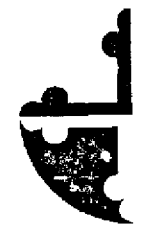
Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on the following items of the Zoning Advisory Committee Meeting of January 15, 1980: Items 137 and 139.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/hmd



baltimore county
department of health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

February 6, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #137, Zoning Advisory Committee Meeting of January 15, 1980, are as follows:

Property Owner: Schiesser Construction Co., Inc.
Location: E/S Helena Ave. 150' N Middleborough Rd.
Existing Zoning: D-1, 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.49
District: 15th

Metropolitan water and sewer is available; therefore, no health hazards are anticipated.

Very truly yours,
Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/eth
ew

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: January 23, 1980
FROM: Ted Burnham
SUBJECT: Zoning Advisory Committee Meeting
JANUARY 15, 1980

ITEM NO. 137 Standard Comment
ITEM NO. 138 See Comment
ITEM NO. 139 Standard Comment
ITEM NO. 140 See Comments

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

TB:rrj



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

January 23, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Schiesser Construction Co., Inc.

Location: E/S Helena Avenue 150' N Middleborough Rd
Item No: 137 Zoning Agenda: Meeting of 1/15/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *Est. J. H. Kelly* Noted and Approved: *George M. Wagonett*
Planning Group Special Inspection Division Fire Prevention Bureau

Schiesser Construction Co., Inc.
2323 Martin Drive.
Baltimore, Maryland. 21221

Description of Lots #7-8-9 Helena Ave. Middleborough, 15th Election District. *Balto, MD 21221*

All these lots are 50 ft. wide and 142.5 ft. deep, located on the east side of Helena Ave. 150 ft. north of Middleborough Road. Being known and designated as Lots Nos. seven (7), eight (8) and nine (9) as shown on the plat of Helena which is recorded among the plat records of Baltimore County in Plat Book W.P.C. No. 8 Folio 2nd

April 25, 1980

John Terziu, III, Esquire
2101-A Orem Road
Baltimore, Maryland 21220

RE: Petition for Variance
E/S of Helena Ave., 150' N of Middle-
borough Rd. - 15th Election District
Schieser Construction Co., Inc. -
Petitioner
NO. 80-197-A (Item No. 137)

Dear Mr. Terziu:

I have this date passed my Order in the above captioned matter in accordance
with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Louis C. Schieser
2328 Martin Drive
Baltimore, Maryland 21221

John W. Hessian, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
FROM: John D. Seyffert, Director
Office of Planning and Zoning
SUBJECT: Petition No. 80-197-A Item 137

Date: March 11, 1980

Petition for Variance for lot widths
East side of Helena Avenue, 150 feet North of Middleborough Road
Petitioner - Schieser Construction Company

Fifteenth District

HEARING: Thursday, March 27, 1980 (10:00 A.M.)

If the area is not predominantly developed with cottages on 50 foot wide lots,
this office would not be in favor of the requested variances; sufficient acreage
exists to create two standard building lots here.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>WEL</i>	Revised Plans:					Change in outline or description				
Previous case: <i>---</i>	Map # <i>---</i>					Yes <i>---</i> No <i>---</i>				

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 2 day of June, 1980

Filing Fee \$ 25 Received: --- Check ---

Cash ---

Other ---

Petitioner *Schieser*

Submitted by *M. S. Schieser*

Petitioner's Attorney *---*

Reviewed by *WEL*

*This is not to be interpreted as acceptance of the Petitioner for assignment of a
hearing date.

PETITION FOR
VARIANCE

15th District
Zoning: Petition for Variance
for lot widths.
Location: East side of Helena
avenue, 150 feet north of
Middleborough Road.
Date & Time: Thursday,
March 27, 1980 at 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing.
Petition for Variance to
permit lot widths of 50 feet in
lieu of the required 66 feet for
Lots 7, 8 and 9.
The Zoning Regulation to be
excepted as follows:

Section 1802.2C.1 -
Development Standards for
Small Lots or Tracts.
All that parcel of land in the
Fifteenth District of Baltimore
County.

All these lots are 50 ft. wide
and 142.6 ft. deep, located on the
east side of Helena Avenue, 150
ft. north of Middleborough
Road. Being known and
designated as Lots Nos. seven
(7), eight (8), and nine (9) as
shown on the plat of Helena
which is recorded among the
plat records of Baltimore
County in Plat Book W.P.C. No.
8, folio 28.

Being the property of
Schieser Construction
Company, Inc., as shown on
plat plan filed with the Zoning
Department.
Hearing Date:

THURSDAY, MARCH 27, 1980
AT 10:00 A.M.

Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Md., March 19, 1980

This is to Certify, That the annexed

Petition for Variance

Schieser

was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in

each of one successive

weeks before the 6th day of

March, 1980

Charles W. H. H. H. Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 86305

DATE: February 26, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Louis C. Schieser, Jr.

FOR: Filing Fee for Case No. 80-197-A

311 APR 27 25.00 CASH

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE
15th DISTRICT

ZONING: Petition for Variance for
lot widths.

LOCATION: East side of Helena
Avenue, 150 feet North of Middle-
borough Road.

DATE & TIME: Thursday, March
27, 1980 at 10:00 A.M.

PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.

Petition for Variance to permit
lot widths of 50 feet in lieu of the
required 66 feet for Lots 7, 8 and 9.

The Zoning Regulation to be ex-
cepted as follows:

Section 1802.2C.1 - Development
Standards for Small Lots or Tracts.

All that parcel of land in the Fif-
teenth District of Baltimore County

All these lots are 50 ft. wide and
142.6 ft. deep, located on the east
side of Helena Ave. 150 ft. north of
Middleborough Road. Being known
and designated as Lots Nos. seven
(7), eight (8), and nine (9) as shown
on the plat of Helena which is re-
corded among the plat records of
Baltimore County in Plat Book
W.P.C. No. 8 Folio 28.

Being the property of Schieser
Construction Company, Inc., as
shown on plat plan filed with the
Zoning Department.

Hearing Date: Thursday, March
27, 1980 at 10:00 A.M.

Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.

By Order of:

WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

Mar. 6

TOWSON, MD., March 6, 1980.

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., on March 6, 1980.

of one time before the 27th

day of March, 1980, the 27th publication

appearing on the 6th day of March,

1980.

THE JEFFERSONIAN

L. L. Schieser
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15 Date of Posting: 3/19/80

Posted for: *Schieser Construction Co., Inc.*

Petitioner: *Schieser Construction Co., Inc.*

Location of property: *61.5 Helena Ave., 150' N*

Middleborough Rd.

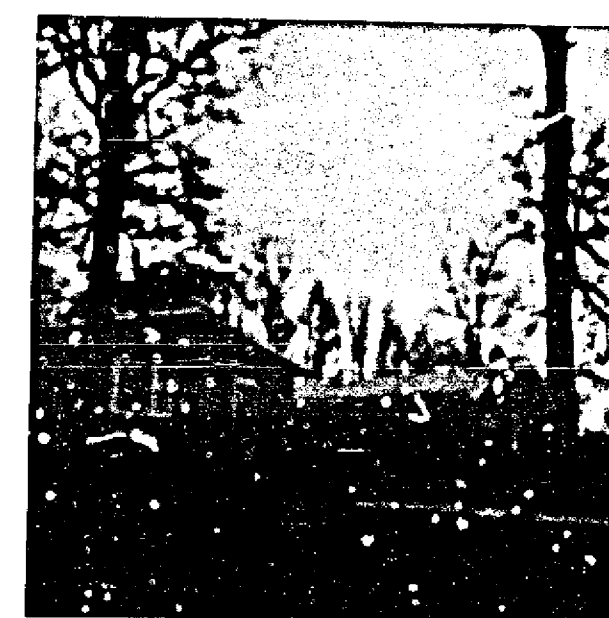
Location of Signs: *front of property (facing Helena Ave.)*

Remarks: *---*

Posted by: *Sean Sullivan* Date of return: *---*

Signature

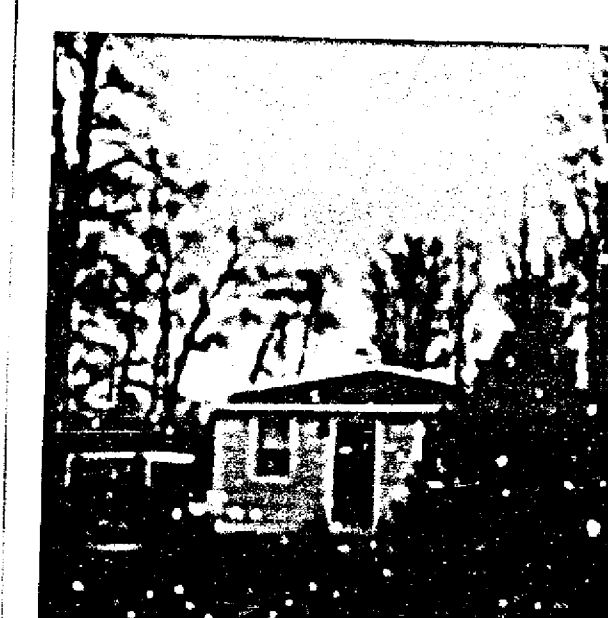
1 sign



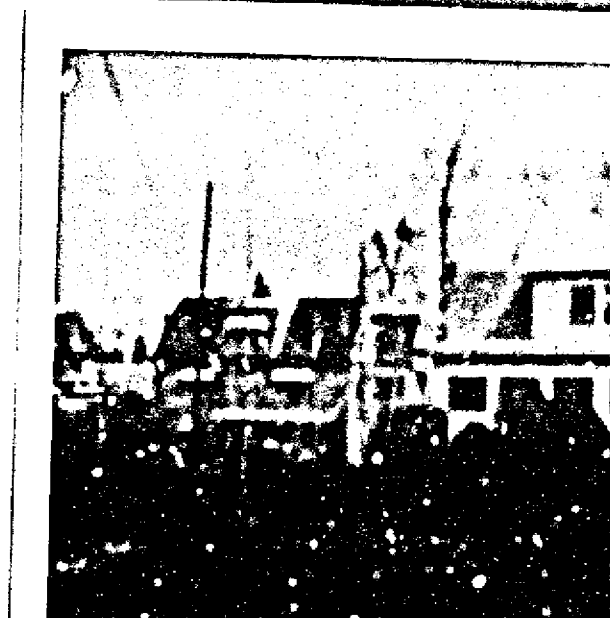
Lot 10-14



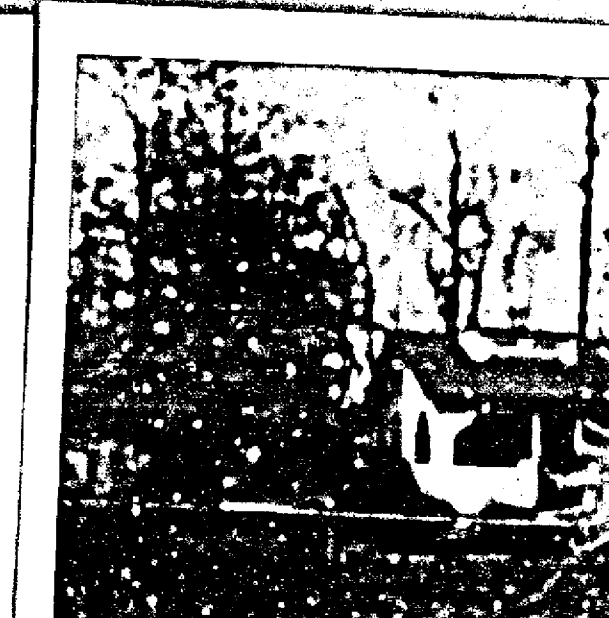
Lot 9 OK
- 66' x 142' 6"



Lot 11 OK
- 66' x 142' 6"



Lot 18-19 OK
- 66' x 142' 6"



Lot 20 OK
- 66' x 142' 6"



Lot 19-20 OK
- 66' x 142' 6"



Lot 18-19 OK
- 66' x 142' 6"



Lot 17 OK
- 66' x 142' 6"



Lot 22 OK
- 66' x 142' 6"



Lot 23 OK
- 66' x 142' 6"



Lot 24 OK
- 66' x 142' 6"

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 86364

DATE: March 27, 1980 ACCOUNT: 01-662

AMOUNT: \$45.88

RECEIVED FROM: Schieser Construction Co., Inc.

FOR: Advertising and Posting for Case No. 80-197-A

222137

45.88 CASH

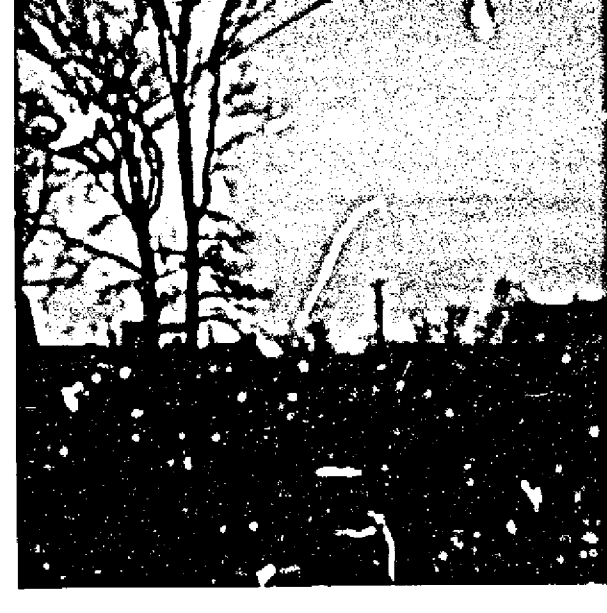
VALIDATION OR SIGNATURE OF CASHIER



Middle P. 1st St. Helena
3 houses on lot
Opposite Church



Lot 21 10/26
50'



Shed on lot
Lots 23-24 Oak



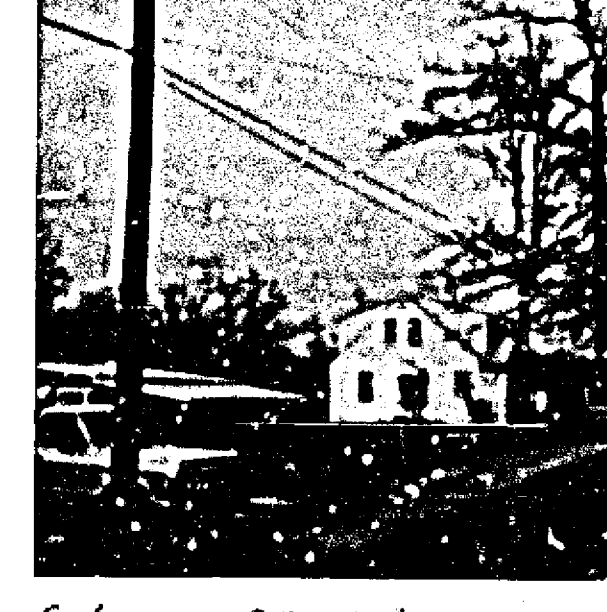
Shed on lot
Lots 23-24 Oak



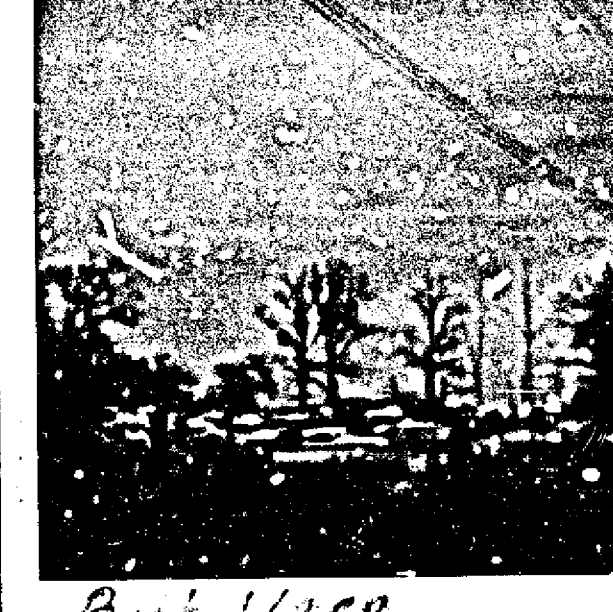
Lot 12



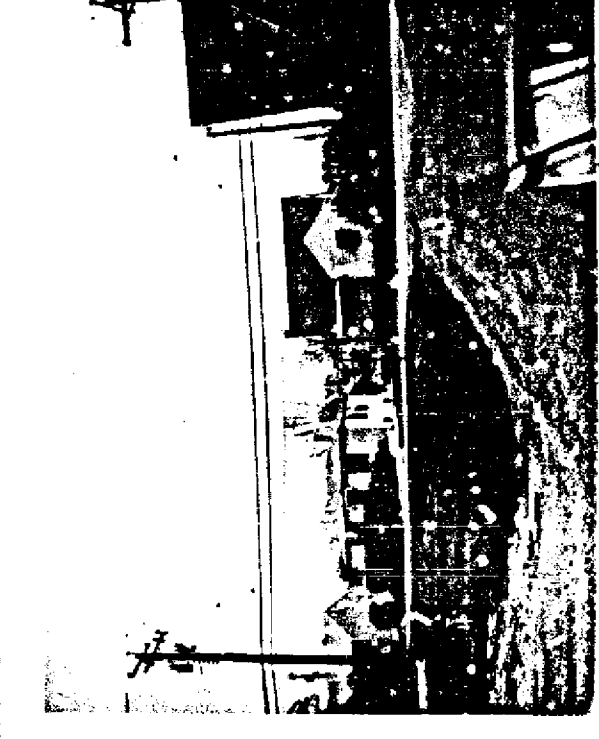
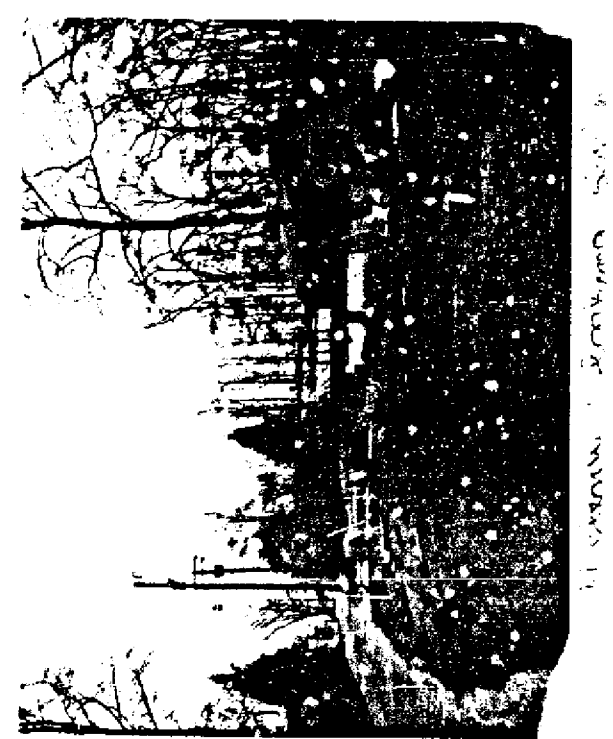
Lot 22 Oak
50'



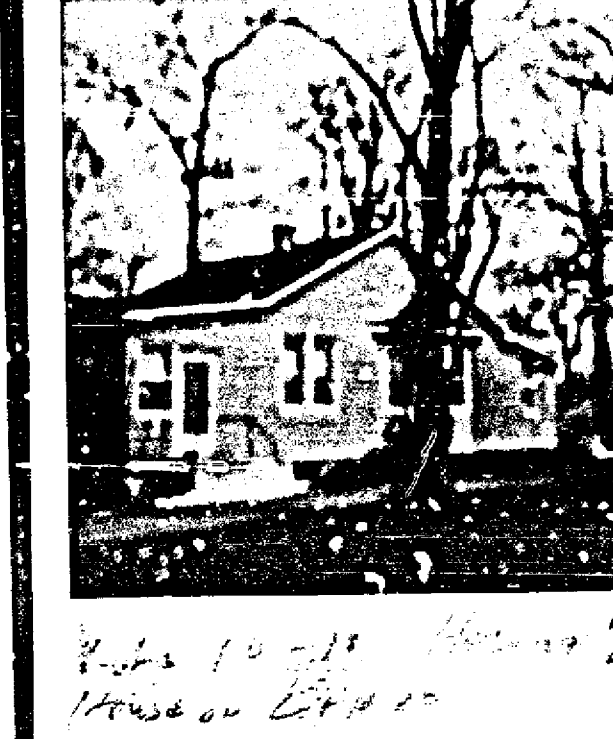
Lot 26-27-28
Oak



Back View
Lots 23-24-25



Lot 25
Middle P. 1st St.
Helena



Lots 14-15 Helena
House on Lot 15



Helena looking north at 3rd St



Oak looking South



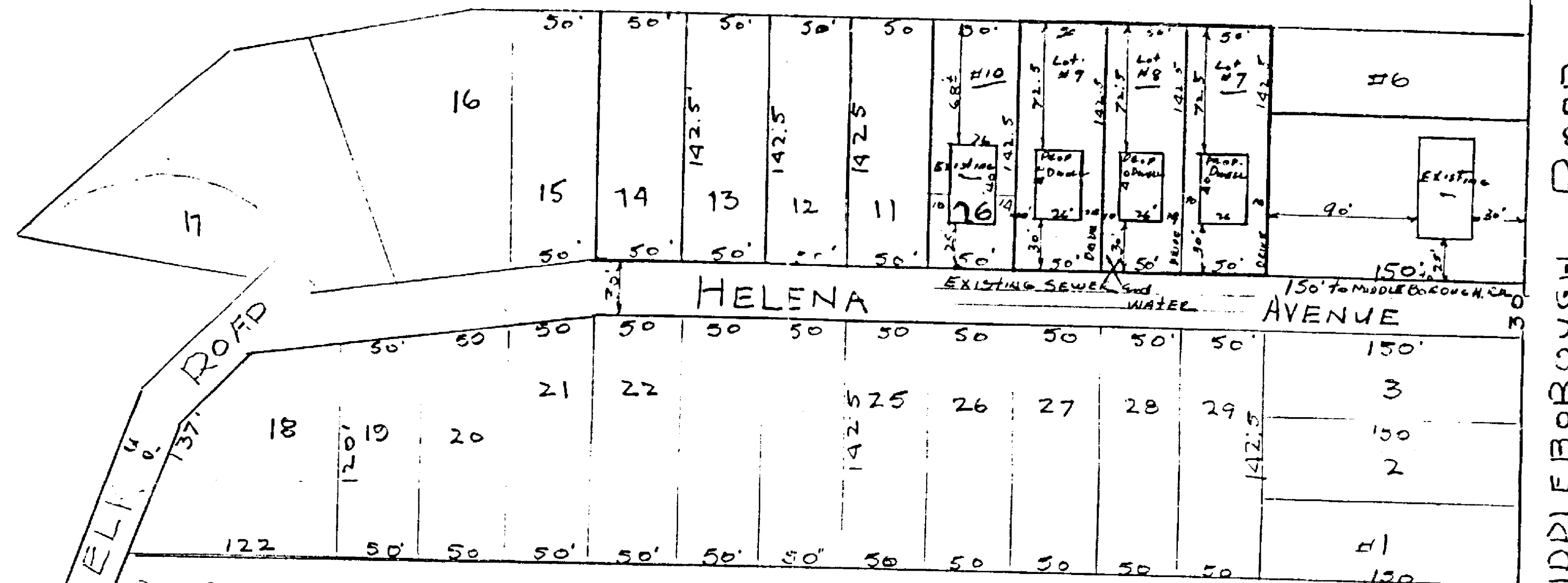
Helena looking South



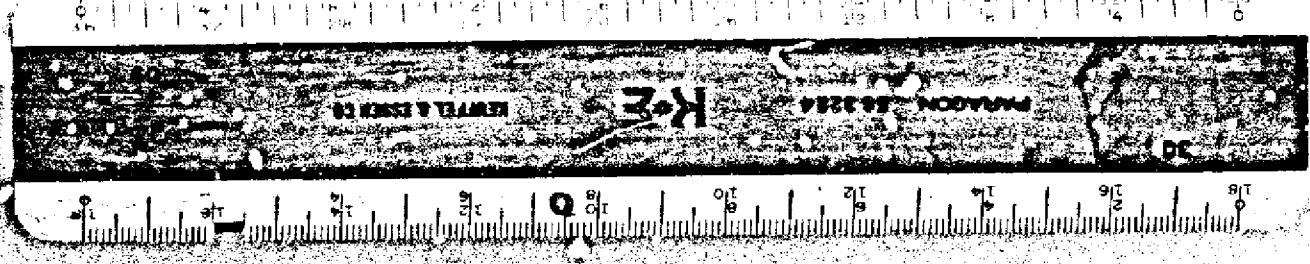
Oak looking South



Helena looking north - direction across from 1st St



PLAT OF HELENA 8/28
Lot 98 of Middleborough Sept 1923
SCALE 1" = 60 FEET
PLAT FOR VARIANCE FOR LOT WIDTH
ZONED D.E. 5.5 Lots 7-9
DEC 31, 1977
ELECTION DIST 15, BALTO. CO, MD
SCHIESSEE COAST CO. INC
2326 MARTIN DRIVE BALTO. MD 21221



ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of April, 1980, that the herein Petition for the Variance(s) to permit lot widths of 50 feet for Lots 7, 8, and 9 in lieu of the required 55 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

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Zoning Commissioner of Baltimore County

Item #137 (1979-1980)
Property Owner: Schiesser Construction Co., Inc.
Page 2
February 11, 1980
Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is an 8-inch public water main and 8-inch public sanitary sewerage in Helena Avenue.

Very truly yours,

Ellsworth N. Dwyer
ELLSWORTH N. DWYER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley
J. Somers

I-SE Key Sheet
4 NE 35 Pos. Sheet
NE 1 I Topo
97 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

March 10, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #137, Zoning Advisory Committee Meeting, January 15, 1980, are as follows:

Property Owner: Schiesser Construction Co., Inc.
Location: E/S Helena Avenue 150' N. Middleborough Road
Existing Zoning: D. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.49
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

February 20, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on the following items of the Zoning Advisory Committee Meeting of January 15, 1980: Items 137 and 139.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/hmd



baltimore county
department of health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

February 6, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #137, Zoning Advisory Committee Meeting of January 15, 1980, are as follows:

Property Owner: Schiesser Construction Co., Inc.
Location: E/S Helena Ave. 150' N Middleborough Rd.
Existing Zoning: D-1, 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.49
District: 15th

Metropolitan water and sewer is available; therefore, no health hazards are anticipated.

Very truly yours,
Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/eth
ew

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: January 23, 1980
FROM: Ted Burnham
SUBJECT: Zoning Advisory Committee Meeting
JANUARY 15, 1980

ITEM NO. 137 Standard Comment
ITEM NO. 138 See Comment
ITEM NO. 139 Standard Comment
ITEM NO. 140 See Comments

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

TB:rrj



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

January 23, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Schiesser Construction Co., Inc.

Location: E/S Helena Avenue 150' N Middleborough Rd
Item No: 137 Zoning Agenda: Meeting of 1/15/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *Est. J. H. Kelly* Noted and Approved: *George M. Wagonett*
Planning Group Fire Prevention Bureau
Special Inspection Division

Schiesser Construction Co., Inc.
2323 Martin Drive.
Baltimore, Maryland. 21221

Description of Lots #7-8-9 Helena Ave. Middleborough, 15th Election District. *Balto, MD 21221*

All these lots are 50 ft. wide and 142.5 ft. deep, located on the east side of Helena Ave. 150 ft. north of Middleborough Road. Being known and designated as Lots Nos. seven (7), eight (8) and nine (9) as shown on the plat of Helena which is recorded among the plat records of Baltimore County in Plat Book W.P.C. No. 8 Folio 2nd

April 25, 1980

John Terziu, III, Esquire
2101-A Orem Road
Baltimore, Maryland 21220

RE: Petition for Variance
E/S of Helena Ave., 150' N of Middle-
borough Rd. - 15th Election District
Schiesser Construction Co., Inc. -
Petitioner
NO. 80-197-A (Item No. 137)

Dear Mr. Terziu:

I have this date passed my Order in the above captioned matter in accordance
with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Louis C. Schiesser
2328 Martin Drive
Baltimore, Maryland 21221

John W. Hessian, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
FROM: John D. Seyffert, Director
Office of Planning and Zoning
SUBJECT: Petition No. 80-197-A Item 137

Date: March 11, 1980

Petition for Variance for lot widths
East side of Helena Avenue, 150 feet North of Middleborough Road
Petitioner - Schiesser Construction Company

Fifteenth District

HEARING: Thursday, March 27, 1980 (10:00 A.M.)

If the area is not predominantly developed with cottages on 50 foot wide lots,
this office would not be in favor of the requested variances; sufficient acreage
exists to create two standard building lots here.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>WEL</i>	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case: <i>---</i>	Map # <i>---</i>									

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 2 day of June, 1980

Filing Fee \$ 25 Received: ☒ Check

☐ Cash

☐ Other

Petitioner *Schiesser*

Submitted by *M. S. Schiesser*

Petitioner's Attorney *---*

Reviewed by *WEL*

*This is not to be interpreted as acceptance of the Petitioner for assignment of a
hearing date.

PETITION FOR
VARIANCE

15th District
Zoning: Petition for Variance
for lot widths.
Location: East side of Helena
avenue, 150 feet north of
Middleborough road.
Date & Time: Thursday,
March 27, 1980 at 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing.
Petition for Variance to
permit lot widths of 50 feet in
lieu of the required 66 feet for
Lots 7, 8 and 9.
The Zoning Regulation to be
excepted as follows:

Section 1802.2C.1 -
Development Standards for
Small Lots or Tracts.
All that parcel of land in the
Fifteenth District of Baltimore
County.

All these lots are 50 ft. wide
and 142.6 ft. deep, located on the
east side of Helena Avenue, 150
ft. north of Middleborough
road. Being known and
designated as Lots Nos. seven
(7), eight (8), and nine (9) as
shown on the plat of Helena
which is recorded among the
plat records of Baltimore
County in Plat Book W.P.C. No.
8, folio 28.

Being the property of
Schiesser Construction
Company, Inc., as shown on
plat plan filed with the Zoning
Department.
Hearing Date:

THURSDAY, MARCH 27, 1980
AT 10:00 A.M.

Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Md., March 19, 1980

This is to Certify, That the annexed

Petition for Variance
Schiesser

was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in

each of one successive

weeks before the 6th day of

March, 1980

Charles W. H. H. H. Publisher.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 86305

DATE: February 26, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Louis C. Schiesser, Jr.

FOR: Filing Fee for Case No. 80-197-A

311 APR 27 25.00 CASH

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE

15th DISTRICT

ZONING: Petition for Variance for

lot widths

LOCATION: East side of Helena

Avenue, 150 feet North of Middle-

borough Road

DATE & TIME: Thursday, March

27, 1980 at 10:00 A.M.

PUBLIC HEARING: Room 106,

County Office Building, 111 W.

Chesapeake Avenue, Towson,

Maryland.

The Zoning Commissioner of Bal-

timore County, by authority of the

Zoning Act and Regulations of Bal-

timore County, will hold a public

hearing.

Petition for Variance to permit

lot widths of 50 feet in lieu of the

required 66 feet for Lots 7, 8 and 9.

The Zoning Regulation to be ex-

cepted as follows:

Section 1802.2C.1 - Development

Standards for Small Lots or Tracts.

All that parcel of land in the Fif-

teenth District of Baltimore County

All these lots are 50 ft. wide and

142.6 ft. deep, located on the east

side of Helena Ave. 150 ft. north of

Middleborough Road. Being known

and designated as Lots Nos. seven

(7), eight (8), and nine (9) as shown

on the plat of Helena which is re-

corded among the plat records of

Baltimore County in Plat Book

W.P.C. No. 8 Folio 28.

Being the property of Schiesser

Construction Company, Inc., as

shown on plat plan filed with the

Zoning Department.

Hearing Date: Thursday, March

27, 1980 at 10:00 A.M.

Public Hearing: Room 106, Coun-

ty Office Building, 111 W. Ches-

apeake Avenue, Towson, Maryland.

By Order of:

WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Mar. 6

TOWSON, MD., March 6, 1980.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on March 6
of said time before the 27th
day of March, 1980, the first publication
appearing on the 6th day of March,
1980.

THE JEFFERSONIAN

L. L. Schiesser
Manager.

Cost of Advertisement, \$ 25.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15 Date of Posting: 3/19/80

Posted for: Petitioner for Variance

Petitioner: Schiesser Construction Co., Inc.

Location of property: 61.5 Helena Ave., 150' N

Middleborough Rd.

Location of Signs: front of property (facing Helena Ave.)

Remarks:

Posted by: Sean Sullivan Date of return:

Signature

1 sign



Lot 10-14



Lot 9 OK
- 66' x 142' 6"



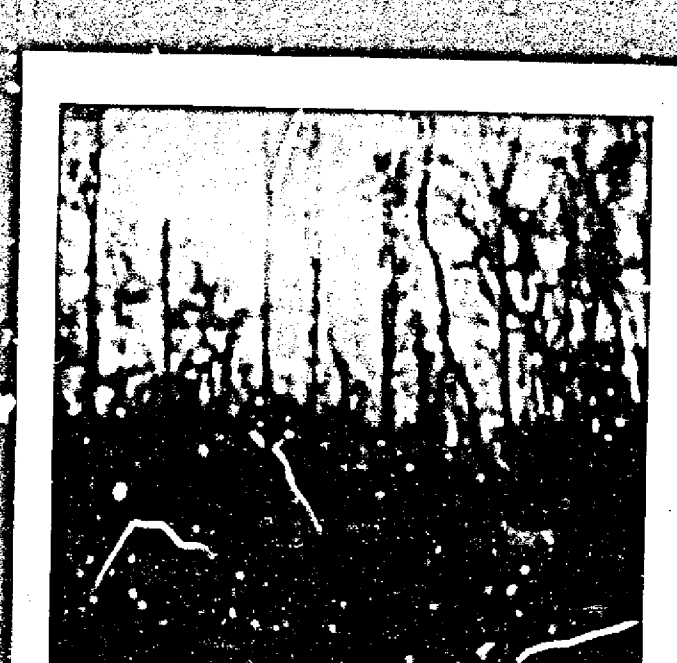
Lot 11 OK
- 66' x 142' 6"



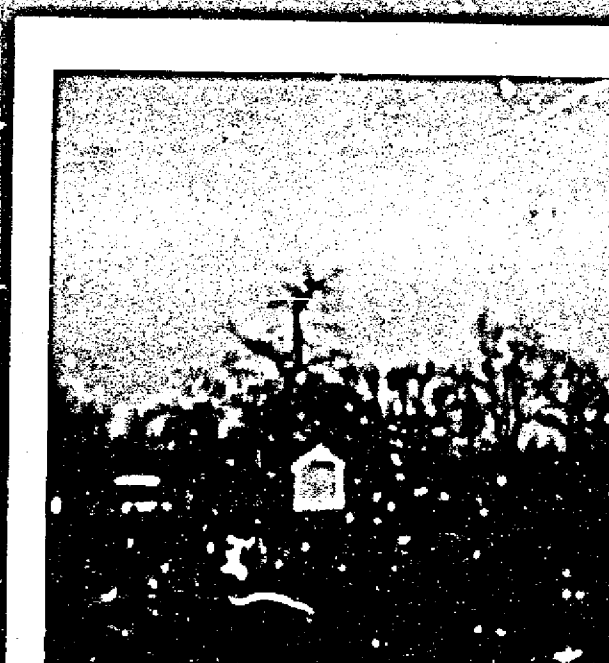
Lot 18-19 OK
- 66' x 142' 6"



Lot 17 OK
- 66' x 142' 6"



Lot 19-21 OK
- 66' x 142' 6"



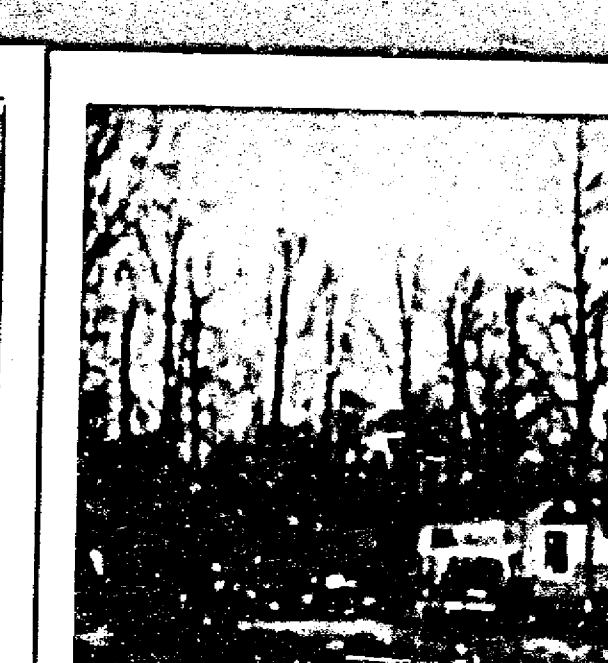
Lot 15-16 Helena



Lot 17 OK
- 66' x 142' 6"



Lot 22 Helena



Lot 23-25 Helena
- 66' x 142' 6"



Lot 17-18 OK
- 66' x 142' 6"

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 86364

DATE: March 27, 1980 ACCOUNT: 01-662

AMOUNT: \$45.88

RECEIVED FROM: Schiesser Construction Co., Inc.

FOR: Advertising and Posting for Case No. 80-197-A

222 APR 27 45.88 CASH

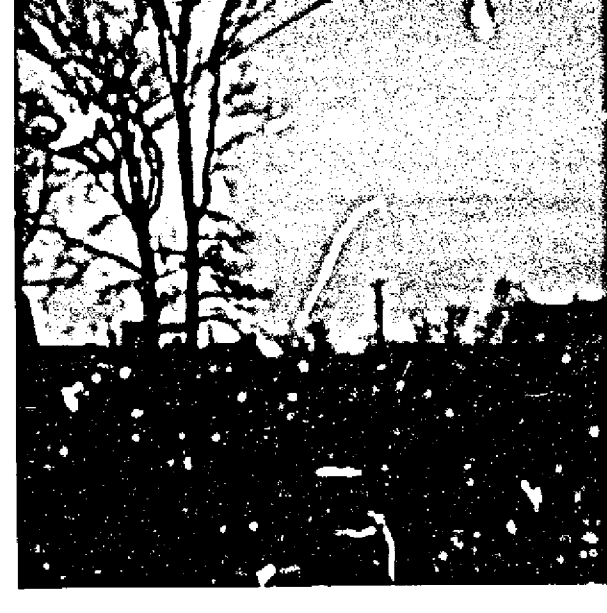
VALIDATION OR SIGNATURE OF CASHIER



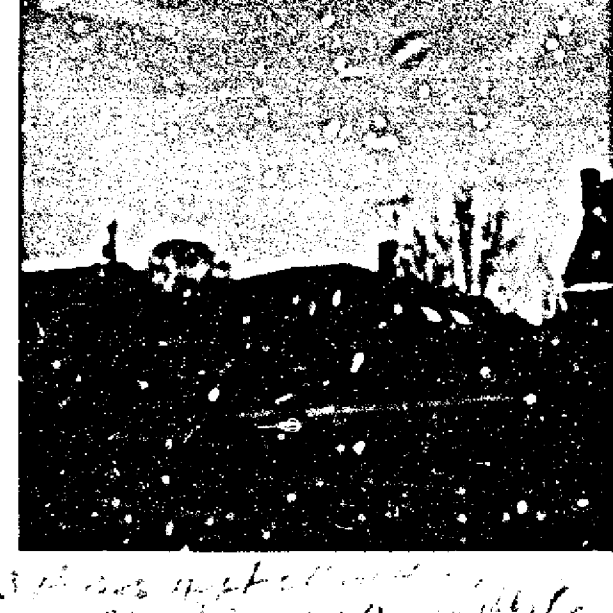
Middle P. 1st St. Helena
3 houses on lot
Opposite Church



Lot 21 10/26
50'



Shed on lot
Lots 23-24 Oak



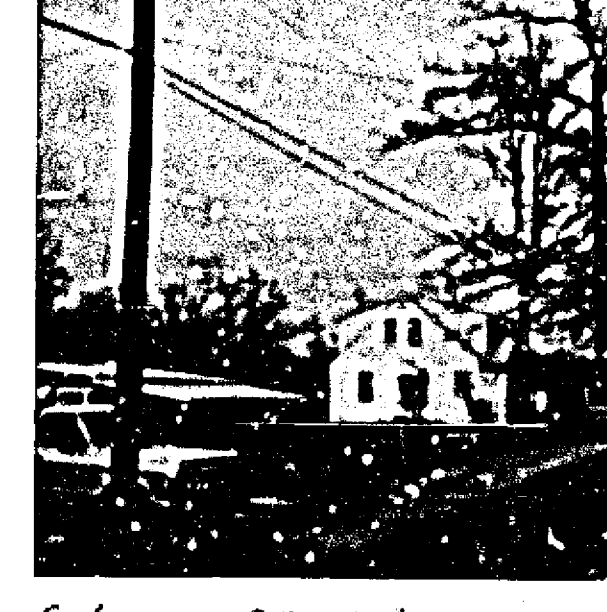
Shed on lot
Lots 23-24 Oak



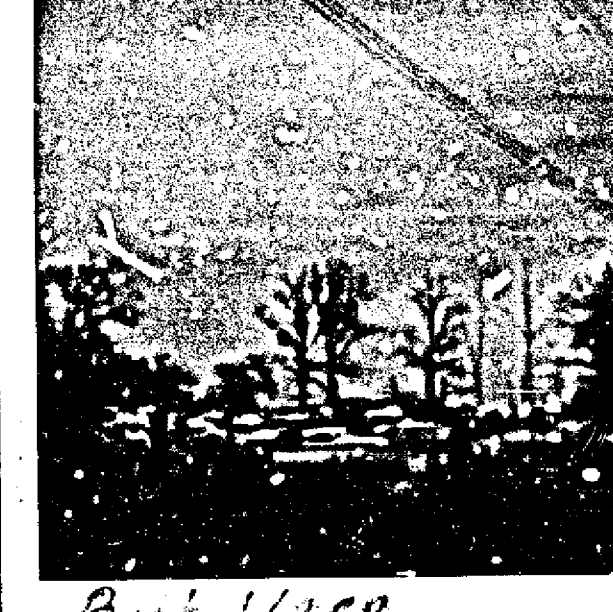
Lot 12



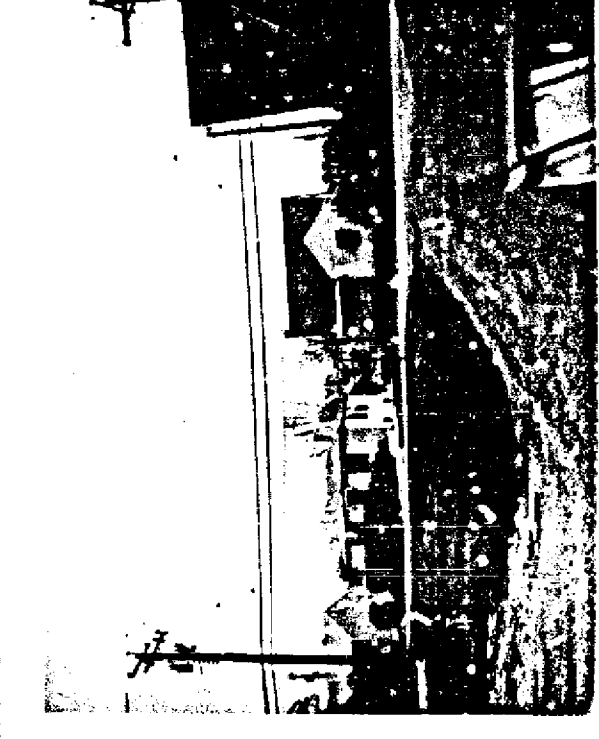
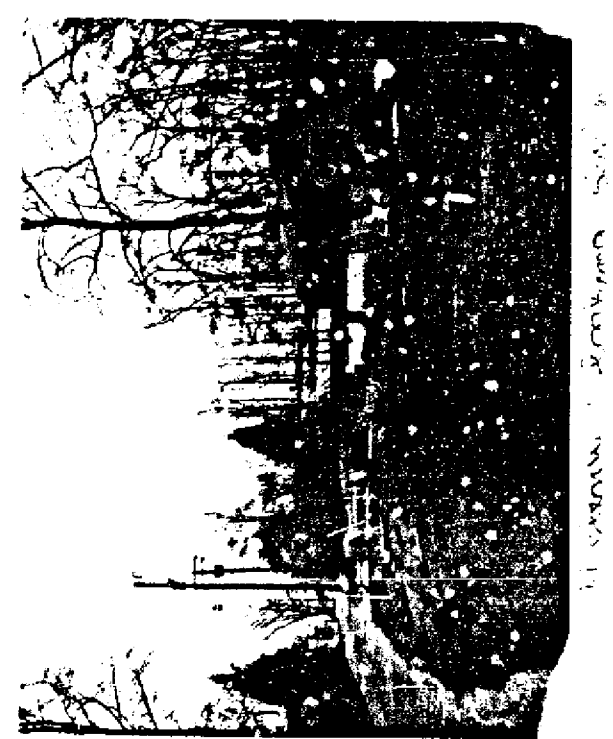
Lot 22 Oak
50'



Lot 26-27-28
Oak



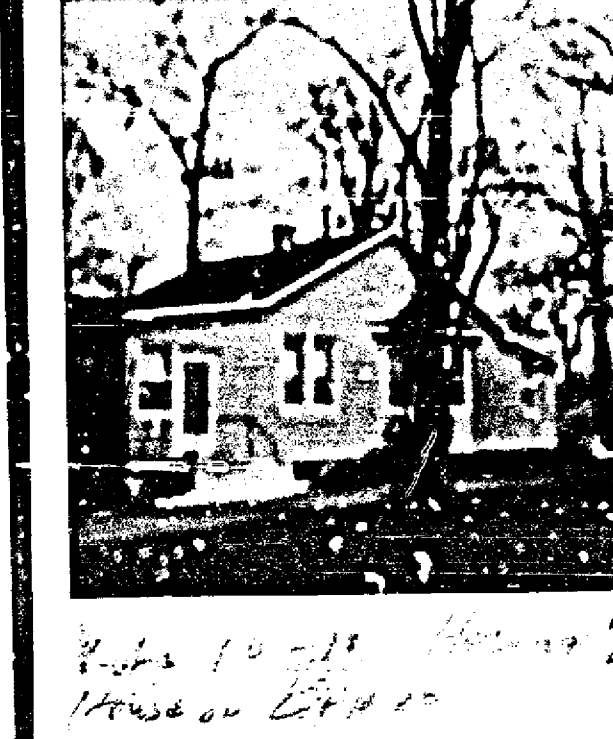
Back View
Lots 23-24-25



On Helena toward Middleborough



Lot 25
Middle P. 1st St.



Lots 14-15
House on Lot 15



Helena looking north at 3rd St



Oak looking South



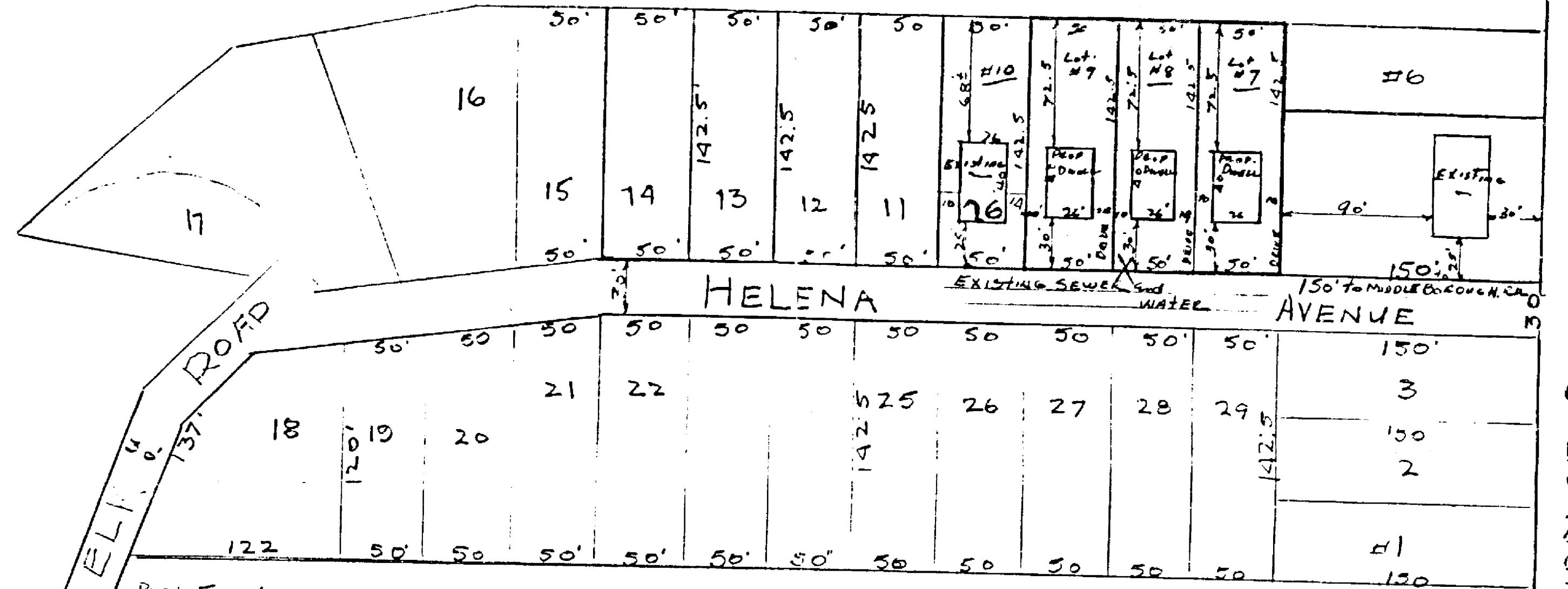
Helena looking South



Oak looking South



Helena looking north - direction across from 1st St



PLAT OF HELENA 8/28
Lot 98 of Middleborough Sept 1923
SCALE 1" = 60 FEET
PLAT FOR VARIANCE FOR LOT WIDTH
ZONED D.E. 5.5 Lots 7-9
DEC 31, 1977
ELECTION DIST 15, BALTO. CO, MD
SCHLESER CONST. CO. INC
2326 MARTIN DRIVE BALTO. MD 21221

